030.0	0003	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	920,500 / 920,500
					USE VALUE:	920,500 / 920,500
					ASSESSED:	920,500 / 920,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
78		EVERETT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	78-80 EVERETT STREET LLC
Owner 2:	
Owner 3:	
Street 1:	10 RIDGEWAY ROAD
Street 2:	
Twn/City:	NORTH READING
St/Prov:	MA Cntry: Own Occ: N
Postal:	01864 Type:

PREVIOUS OWNER

Owner 1:	PITHIS NICHOLAS & MARY -
Owner 2:	TRS/PITHIS REALTY TRUST -
Street 1:	83 EVERETT ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .114 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1915, having primarily Wood Shingle Exterior and 2240 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4950.000	460,600	5,100	454,800	920,500
Total Card	0.114	460,600	5,100	454,800	920,500
Total Parcel	0.114	460,600	5,100	454,800	920,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 410.94 /Parcel: 410.94

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 20907

GIS Ref

GIS Ref

Insp Date 10/31/18

!2514!

PREVIOUS ASSESSMENT

Parcel ID 030.0-0003-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	460,600	5100	4,950.	454,800	920,500		Year end	12/23/2021
2021	104	FV	440,000	5100	4,950.	454,800	899,900		Year End Roll	12/10/2020
2020	104	FV	440,000	5100	4,950.	454,800	899,900	899,900	Year End Roll	12/18/2019
2019	104	FV	344,300	5100	4,950.	483,200	832,600	832,600	Year End Roll	1/3/2019
2018	104	FV	344,300	5100	4,950.	352,500	701,900	701,900	Year End Roll	12/20/2017
2017	104	FV	323,400	5100	4,950.	307,000	635,500	635,500	Year End Roll	1/3/2017
2016	104	FV	323,400	5100	4,950.	261,500	590,000	590,000	Year End	1/4/2016
2015	104	FV	288,900	5100	4,950.	255,800	549,800	549,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	21:37:20

LAST REV

Date	Time
04/02/19	14:23:41
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2514

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PITHIS NICHOLAS	62522-406		8/26/2013	Intra-Corp	99	No	No		
PITHIS NICHOLAS	49922-66		8/9/2007	Family	99	No	No		
	14631-1		6/1/1982		92,000	No	No		Y

USER DEFINED

Prior Id # 1:	20907
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/7/2014	1321	Re-Roof	11,860					

ACTIVITY INFORMATION

Date	Result	By	Name
10/31/2018	MEAS&NOTICE	HS	Hanne S
5/11/2009	Measured	189	PATRIOT
3/21/2000	Inspected	276	PATRIOT
2/24/2000	Measured	264	PATRIOT
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4950		Sq. Ft.	Site		0	80.	1.15	1									454,802						454,800	

Total AC/HA:	0.11364	Total SF/SM:	4950	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	454,802	Spl Credit		Total:	454,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.11874998
Const Adj.:	0.99495000
Adj $ / SQ:	200.358
Other Features:	109000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	667547
Depreciation:	206939
Depreciated Total:	460607

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

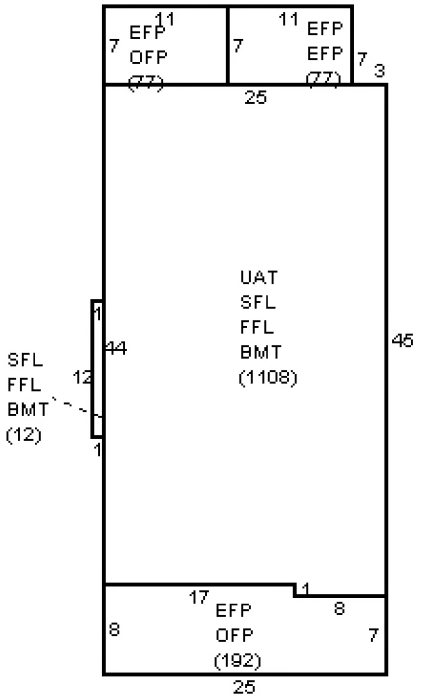
No Unit	RMS	BRS	FL
2	6	2	
Totals			
2	12	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	200.36
Special Features:	0	Val/Su Net:	106.40
Final Total:	460600	Val/Su SzAd	205.63

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,120	60.110	67,320
FFL	First Floor	1,120	200.360	224,401
SFL	Second Floor	1,120	200.360	224,401
EFP	Enclos Porch	423	33.490	14,167
UAT	Upper Attic	277	80.140	22,200
OFP	Open Porch	269	22.520	6,058

Net Sketched Area:	4,329			Total:	558,547
Size Ad	2240	Gross Area	5160	FinArea	2240

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 030.0-0003-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	5X7	A	AV	1980	0.00	T	31.2	104						
3	Garage	D	Y	1	20X20	A	AV	1915	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100